

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk



- Five good bedrooms
- Two en-suite shower rooms
- Well appointed shower room (potential bathroom)
- Spacious lounge & dining room, both with feature fireplaces
- Fitted breakfast kitchen
- Superb rear garden /family room
- Guests cloakroom/wc & cellar
- Rear garden with hot tub
- Exceptionally spacious bespoke cabin featuring:
 - Lounge/kitchen, double bedroom & shower room



LICHFIELD ROAD, FOUR OAKS, B74 4BZ - ASKING PRICE £725,000

This substantial, freehold, Victorian three storey, semi-detached family home occupies a highly convenient central position within Mere Green, being within short walking distance of an excellent array of shops, restaurants and cafés. Ideally placed for public transport links, including access to the Cross City rail line, the property is also well served by highly regarded schooling for all ages, while the open and natural beauty of Sutton Park lies within just a few hundred metres. The property benefits from gas central heating and pvc double glazing (both where specified), a new roof with upgraded insulation and is entered via a welcoming reception hall featuring a traditional Minton tiled floor. There is an attractive lounge and dining room, both retaining feature period fireplaces, together with a fitted breakfast kitchen opening into a large rear family / garden room, and a guest cloakroom/wc. To the first floor are three bedrooms, the master having an en-suite shower room, together with a well appointed family shower room, which could be re-converted to a bathroom if preferred. The second floor provides two further bedrooms, one again enjoying an en-suite shower room. Additionally the property offers a generous cellar.

Externally, the property also benefits from an enlarged rear garden, which in turn features a substantial timber cabin incorporating porch, lounge with kitchenette, double bedroom and shower room, offering excellent versatility. Viewing is highly recommended to fully appreciate the space, location and lifestyle this ideal family home provides.

Set back from the roadway behind a multi-vehicular driveway with privet hedge, access is gained to the accommodation via:

FULLY ENCLOSED PORCH: Minton tiled floor, part obscure glazed door opens to:

DEEP RECEPTION HALL: Minton floor, stairs off, access to cellar.

ATTRACTIVE LOUNGE: 13’7” x 12’ Double glazed double French doors open to rear, log burning stove set into a recessed fire having tiled surround and marble hearth, tall feature radiator, glazed twin doors open to:

DINING ROOM: 13’6” max / 12’7” min x 12’ max / 11’5” min Pvc double glazed bay window to fore, coal effect living flame gas fire having inset tiled relief and feature fire surround, tall contemporary radiator.

FITTED BREAKFAST KITCHEN: 22’6” max / 14’ min x 9’10” max / 6’9” min Pvc double glazed windows and part double glazed door to side, feature Belfast sink set into granite work surfaces, there is a comprehensive range of contemporary fitted units to both base and wall level including drawers, concealed recesses for appliances, space for Range style cooker, space for sofa or breakfast table, oak flooring with under floor heating, opening to:

REAR FAMILY/GARDEN ROOM: 15’6” x 12’9” Wide double glazed bi-fold doors open to rear garden with further pvc double glazed windows to front and side, part vaulted ceiling, oak flooring with under floor heating.

LOBBY/STORAGE AREA: Wood laminate flooring, opening to:

GUESTS CLOAKROOM/WC: Obscure pvc double glazed window to rear, white low flushing wc, wash hand basin with base unit beneath.

CELLAR: 12’9” x 10’10” x 6’ height Storage shelf, fitted wine racks, ceiling light

STAIRS TO SPLIT DIRECTIONAL FIRST FLOOR LANDING: Two radiators, doors to:

BEDROOM ONE: 18’6” max / 15’6” min x 11’6” Twin pvc double glazed windows to front, double radiator, double wardrobe, door to:

EN-SUITE SHOWER ROOM: White suite comprising enclosed shower cubicle, wash hand basin, low flushing wc, chrome ladder style radiator.

BEDROOM FOUR: 13’9” x 11’9” Double glazed window to rear, radiator.

BEDROOM FIVE: 13’4” x 10’1” max / 9’ min Pvc double glazed window to rear, decorative period style fire surround, radiator.

SHOWER ROOM: Pvc double glazed obscure window to side, well appointed white suite comprising wide wall hung wash hand basin with base unit beneath, low flushing wc, deep walk-in shower with glazed splash screen, tiled floor and splash backs, chrome ladder style radiator, linen cupboard.

STAIRS TO SECOND FLOOR LANDING: Obscure window to rear, doors to:

BEDROOM TWO: 14’4” max / 8’1” min x 14’6” Pvc double glazed window to front, double radiator.

EN-SUITE SHOWER ROOM: White suite comprising enclosed shower cubicle, wash hand basin, low flushing wc, chrome ladder style radiator.

BEDROOM THREE: 12’2” max / 11’6” min x 11’9” Pvc double glazed window to rear, radiator.

OUTSIDE: Paved patio area to a generous, enlarged rear garden having a variety of mature shrubs and bushes, additionally there is a timber built hot tub building with retractable side screens with internal hot tub.

SUBSTANTIAL REAR CABIN: Having decking veranda area, full width bi-fold doors opening to:

LOUNGE COMBINING KITCHENETTE: 15’8” x 14’6” Double glazed window to side, log burning stove. Kitchen Area: Rolled edge work surfaces with inset sink together with base units and four space breakfast bar/sitting area, room heater.

BEDROOM: 10’6” x 10’6” Double glazed window to side, room heater.

SHOWER ROOM: Double glazed obscure window, white suite comprising large shower cubicle with glazed splash screen, vanity wash hand basin with base unit beneath, low flushing wc, heated towel rail.

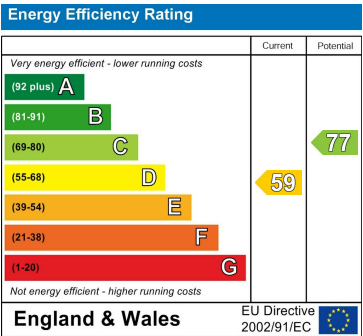
CAR PORT: Accessed via twin gates opening to the driveway.



TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : E COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.